



Washington County Assessor

87 North 200 East Ste 201 * St George, UT 84770

Office (435) 634-5703 * Fax (435) 652-5887

Dear Washington County Property Owner:

Utah Tax Code 59-2-103 requires residential property to be taxed on the basis of its fair market value, as valued on January 1 of each year. The Utah Constitution allows a 45% residential exemption for the primary residence of the owner. The residential exemption is limited to one primary residence per household.

Utah Tax Code 59-2-103.5 and Washington County Code 8-2 require a property owner to apply for the residential exemption by **April 30**. The enclosed application requests information necessary to properly classify your property. Upon completing the application and returning it to our office, we can determine if your property qualifies for the exemption.

If we do not receive your completed application we will be unable to consider the exemption, and your property will be classified Non-Primary, which is taxed at its full market value. This could result in a significant increase in your annual property tax. An administrative fee of \$50 will be assessed on those who miss the April 30 deadline for filing the application to object to the Non-Primary classification.

- *Example: assume a residential property taxed at its full market value has an annual property tax of \$3,000. Tax on the same property with the exemption applied is reduced to \$1,650.*

The exemption is also allowed for residential property you rent to a tenant. To qualify, it must be the full-time primary residence of the tenant.

A Homeowner's Questionnaire is also enclosed for review and equalization of your property. Please complete and return the questionnaire with your application for residential exemption.

The enclosed application is time-sensitive and should be returned to our office within 15 days. We encourage you to apply without delay.

Thank you for your cooperation in this matter. If you have any questions, please contact our office at (435) 634-5703 or visit our website at www.washco.utah.gov/assessor.

Sincerely,

Arthur L. Partridge
Washington County Assessor

APPLICATION FOR RESIDENTIAL EXEMPTION

WASHINGTON COUNTY ASSESSOR * 87 N 200 E Suite 201 * ST GEORGE UT 84770 * 435-634-5703 * Fax 435-652-5887
Pursuant to Utah Code Annotated 59-2-103.5 & Washington County Code 8-2

Property Ownership: _____ Account: _____

Property Address: _____ Parcel: _____

Please fully answer the following questions (if additional space is needed, please attach a page containing the required information):

Date of Purchase _____ Purchase Price _____

Please note the value of any personal property (such as furniture) included in the purchase price and any special terms, considerations, concessions, or unusual circumstances which influenced the decision to purchase the property:

List all other residential real estate owned by each owner of the property identified above:

Initial only ONE of the following and answer the supporting questions:

* _____ OWNER-OCCUPIED FULL TIME – Owner-occupants do not have another permanent full-time residence in any state or province.

Identify the complete address of the previous residence of each owner-occupant:

Name & Utah driver license number of each owner-occupant:

Are owner-occupants employed in Washington County..... Y N

Do owner-occupants pay their income taxes in Utah..... Y N

Do owner-occupants use the property address above for their federal and state income tax returns..... Y N

Are owner-occupants registered at the property address above to vote in Washington County..... Y N

Are owner-occupants' vehicles, boats, and RVs registered at the address above in Washington County..... Y N

Explain any NO answer:

* _____ TENANT-OCCUPIED FULL TIME – Tenants do not have another permanent full-time residence in any state or province.

A rental contract or tenants' Utah driver license numbers & proof of residency must accompany this application.

Tenant Names & Telephone numbers: _____

* _____ THE PROPERTY IS NOT A PERMANENT FULL-TIME RESIDENCE.

- **Any misrepresentation on this application may result in criminal fraud charges.**
- **Property classification is identified on county websites available for public review.**
- **Supplementary information may be necessary to process this application.**

Signed: _____ Dated: _____ Daytime Phone: _____

Signed: _____ Dated: _____ Daytime Phone: _____

Washington County Assessor
87 North 200 East St. George, Utah 84770 * (435) 634-5703 * Fax (435) 652-5887
HOMEOWNER'S QUESTIONNAIRE



Name of Person Completing this form: _____

Owner: _____ Other: _____

Mailing Address _____

Telephone Number: _____ Date: _____

Property Street Address: _____

PROPERTY PARCEL NUMBER: _____

ACCOUNT NUMBER: _____

1. Is this your primary residence? () Yes () No () Rental

2. Estimate living area square footage (not basement area). _____

3. Total room count (Excluding basement rooms) - Indicate number of each room:

____ Living Room ____ Kitchen ____ Utility ____ Storage
____ Family Room ____ Dining Room ____ Den/Office ____ Media

4. Bedrooms above grade ____ Bedrooms in basement ____

5. Total number of baths. All levels and basement ____

6. Indicate number of plumbing fixtures per bathroom.

____ Bathroom with 1 sink / 1 toilet
____ Bathroom with 1 sink / 1 toilet / 1 tub/shower combo
____ Bathroom with 1 sink / 1 toilet / 1 shower / 1 tub (jetted or standard)
____ Bathroom with 2 sinks / 1 toilet / 1 tub/shower combo
____ Bathroom with 2 sinks / 1 toilet / 1 shower / 1 tub (jetted or standard)

7. Total plumbing fixtures? Indicate number of each.

____ Kitchen Sinks ____ Laundry Sinks ____ Other
____ Laundry Hookups ____ Water Heater ____ Water Softener

8. Total built-in appliances? - Indicate number of each

____ Dishwasher ____ Cooktop ____ Hood and Fan
____ Garbage Disposal ____ Wall oven ____ Trash Compactor
____ Microwave oven ____ Range ____ Central Vac

9. Type of counter tops (Formica, Corian, granite, tile, etc.)

Kitchen _____ Master Bath _____

Additional Baths _____

10. Check type of interior floor coverings:

() Carpet () Hardwood () Natural Stone
() Tile () Vinyl () Other _____

11. Ceiling height of first floor living area ? () 8' () 9' () 10'

() Other specify height _____

12. Number of direct vent fireplaces? (no chimney) _____

Number of fireplaces with chimney? _____

Wood burning or pellet stove? _____

13. Check item that best describes the heating system in your home:

() Gas furnace () Oil furnace
() Hot water baseboard () Ground Source
() Heat pump () Solar panels
() Radiant () Other _____

14. Describe cooling system (exclude window cooler):

() Central Air
() Evaporative
() Evaporative w/ducts
() None

15. Estimate basement square footage _____

16. Check item describing basement in your home:

() Full Basement () Half basement () None

If walkout please check () No. of entrances _____

17. Basement ceiling height ? () 8' () 9' () 10'

18. Of the above basement area, percent finished?

() 0% () 25% () 50% () 75% () 100%

19. Does the basement have a Kitchen? () Yes () No
Kitchenette? () Yes () No

20. Do you have a bonus room above garage? () Yes () No
Is it finished living area? () Yes () No

21. Do you have an in ground swimming pool? () Yes () No
Is there a spa built into pool? () Yes () No
In ground spa only? () Yes () No

22. Have you remodeled or added to the property?

() Yes () No If yes, what year? _____ Describe work done.

23. Who did you purchase the home from? (Within the last 3 years)

____ Developer ____ Contractor ____ Real estate company
____ Family member ____ Owner ____ Bank ____ Other

Date of Purchase _____

Purchase Price \$ _____

24. If home not purchased, did you have the home built? () Yes () No

Self? () Yes () No Contractor () Yes () No

Date home construction was complete _____

Construction Costs (building only) \$ _____

Land purchase price \$ _____ Date _____

25. Did the sales price/construction costs include the following?

Landscape/Sprinklers () Yes () No ____ Front ____ Back

Fencing () Yes () No ____ Sides ____ Back

26. Was there any personal property included in the sale? (Furniture, water rights, etc.) _____

If so, amount \$ _____